

**The Town of Newtown Building Department  
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**Building Plan Review Requirements for Commercial Projects**

- 1. Complete signed and sealed Architectural Plans, Structural Plans and material specifications of all work.**
- 2. A site plan including the following information:**
  - a) Size and location of all new construction and all existing structures on the site.**
  - b) Distances from lot lines.**
  - c) Established street grades and proposed finish grades.**

**Architectural plans and specifications to include:**

- a) Description of uses and the proposed use group(s) for all portions of the building. The design approach for mixed uses as applicable.**
- b) Proposed type of construction for the building.**
- c) Fully dimensioned drawings to determine areas and building height.**
- d) Adequate details and dimensions to evaluate means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, doors and stairs, etc.**
- e) Exit signs/means of egress lighting, including power supply.**
- f) Accessibility provisions.**
- g) Description and details of proposed special occupancies such as covered mall, high rise, mezzanines atrium, public garage etc.**
- h) Adequate details to evaluate fireresistive construction requirements, including data substantiating required ratings.**
- i) Details of plastic, insulation, and safety glazing installation.**
- j) Details of required fire protection systems.**

**Structural plans, specifications and engineering details to include:**

- a) Soils report indicating the soil type and recommended allowable bearing pressure and foundation type.**
- b) Signed and sealed structural design calculations, which support the member sizes on the drawings.**
- c) Local design load criteria, including frost depth.**
- d) Earthquake seismic zone/effective peak acceleration coefficient.**
- e) Details of foundation and superstructure.**
- f) Provisions for required special inspections.**
- g) Applicable construction standards and material specifications ( i. e. masonry,concrete, wood, steel, etc.)**

**Accessibility Plan Review Requirements**

**Accessibility Requirements are as follows: All required dimensions shall be shown on plans.**

**All requirements of section 512.0 Boca National Building Code and ANSI A-117.1-92 and the BOCA National Plumbing Code and all supplements to these codes shall be followed.1990 BOCA Codes.**

## **Electrical Plan Review Requirements**

### **Complete plans and specifications of all electrical work to include:**

- a) Labeling criteria of all electrical equipment.
- b) Lighting floor plan including electrical circuits indicating conduit and wiring sizes.
- c) Exit signs/means of egress lighting location and power supply.
- d) Panelboard schedule.
- e) Lighting fixture schedule.
- f) Symbol schedule and diagrams.

## **Mechanical plan review requirements**

### **Complete signed and sealed plans and specifications of all heating, ventilating and air conditioning work.**

#### **Labeling criteria of all mechanical equipment.**

#### **Heating equipment data including the following information:**

- a) Equipment capacity ( btu ratings )
- b) Controls.
- c) Appliance layouts showing location, access and clearances.
- d) Disconnect switches.
- e) Indoor and outdoor design temperatures.

#### **Ventilation data, ductwork and equipment including the following:**

- a) Ventilation schedule indicating the amount of outside air ( in c.f.m. ) supplied to each room or space.
- b) Layout showing outside air intakes.
- c) Construction of ducts, including support and sheetmetal thickness.
- d) Duct lining and insulation materials and flame-spread rating and smoke-developed ratings.
- e) Exhaust fan ductwork layout and termination to the outside.
- f) Size of louvers and grilles for attic ventilation.

### **Boiler and water heater equipment and piping details including safety controls and distribution piping layout.**

#### **Gas and fuel oil piping layout, materials, sizes and valves.**

#### **Combustion air intake quantities and details.**

### **Commercial kitchen exhaust equipment details including hood and fan drawings, details of automatic fire suppression and clearances.**

### **Chimney and chimney connector or vent and vent connector details and connector gages and clearances.**

#### **Mechanical refrigeration equipment data and details.**

#### **Energy conservation equipment data and details.**

### **Plumbing plan Review Requirements**

**Complete plans and specifications of all plumbing work.**

**Plumbing fixture and piping material specifications.**

**Plumbing fixture information to include:**

- a) The occupant load used to determine the number of required plumbing fixtures.
- b) Number and distribution based on the use group.
- c) Separate facilities for each sex.
- d) Accessible plumbing facilities and details.
- e) Anti-scald shower valves.

**Plumbing and piping plan showing layout, pitch of drainage lines, cleanouts, size of traps and riser diagram.**

**Water supply and distribution plan showing piping sizes, valves, water heater details, and temperature – pressure relief valve with discharge pipe.**

**Sanitary drainage and vent system riser diagram showing drainage fixture units, sizes and vent termination details through the roof.**

**Potable water system riser diagram showing piping sizes and provisions for protection of potable water supply.**

**Piping support and installation schedule.**

**Storm drainage details including rain gutter or roof drain sizes and downspout/leader sizes.**

**Healthcare plumbing and fixture details.**

### **Sprinkler Plan Review Requirements**

**Complete plans and specifications for the sprinkler system and related equipment.**

**Description and locations of uses within the building.**

**Design details in accordance with the appropriate referenced standard ( i. e. NFPA 13, 13D, 13R as referenced by BOCA National Building Code.**

**Design calculations indicating the discharge requirements of the system with evaluation of the arrangement and source of the water supply.**

**Results of a current flow test indicating the location and date of the test.**

**Working drawings indicating all pipe sizes and the spacing between branch lines and sprinklers on the branch line.**

**Material specifications and equipment specifications. All materials used should be verified that they are installed in accordance with their listing.**

